



City of Carmel

Carmel/Clay Board of Zoning Appeals Regular Meeting June 24, 2002

Time: 7:00 P.M.
Place: Council Chambers
Second Floor
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (7:00 p.m.)
- B. Pledge of Allegiance
- C.
- D. Roll Call
- E. Declaration of Quorum
- F. Approval of Minutes of Previous Meeting
- G.
- H. Communications, Bills, and Expenditures
- I. Reports, Announcements, Legal Counsel Report and Staff Concerns:

J. Public Hearing:

1-2j. *Tabled to the July 22, 2002, agenda at Petitioner's request.*

Lakes at Hazel Dell, Section 1, Common Area 4a (V-18-02; V-19-02)

Petitioner seeks approval of the following Developmental Standards Variances:

V-18-02	§25.7.02-1(b): Number & Type	2 Subdivision Signs
V-19-02	§25.7.02-1(b): Number & Type	unmatched Subdivision Signs

The site is located on the southwest corner of West Dellfield Boulevard and Hazel Dell Parkway.

The site is zoned S-1/Residence - Low Density.

Filed by Joseph M. Scimia of Baker & Daniels for Drees Homes.

3-4j. *Tabled to the July 22, 2002, agenda at Petitioner's request.*

Lakes at Hazel Dell, Section 1, Common Area 6 (V-20-02; V-21-02)

Petitioner seeks approval of the following Developmental Standards Variances:

V-20-02	§25.7.02-1(b): Number & Type	2 Subdivision Signs
V-21-02	§25.7.02-1(b): Number & Type	unmatched Subdivision Signs

The site is located on the northeast corner of East Dellfield Boulevard and Hazel Dell Parkway.

The site is zoned S-1/Residence - Low Density.

Filed by Joseph M. Scimia of Baker & Daniels for Drees Homes.

5-17j. ***Tabled pending Plan Commission approval of ADLS.***

Carmax Auto Superstores (V-54-02; V-55-02; V-56-02; V-57-02; V-58-02; V-59-02; V-60-02; V-61-02; V-62-02; V-63-02; V-64-02; V-65-02; V-66-02)

Petitioner seeks approval of the following Developmental Standards Variances:

V-54-02	§14.6: Landscaping Requirements	15' north and east bufferyards
V-55-02	§25.7.01-2	8' traffic directional sign E1
V-56-02	§25.7.01-2	4-square-foot traffic directional sign E1
V-57-02	§25.7.01-2	8' traffic directional sign E2
V-58-02	§25.7.01-2	4-square-foot traffic directional sign E2
V-59-02	§25.7.02-8(b)(i) five (5)	identification signs (A, B, B1, C, D)
V-60-02	§25.7.02-8(b)(ii)	three (3) id signs oriented east (B, C, D)
V-61-02	§25.7.02-8(c)	193-square-foot wall identification sign A
V-62-02	§25.7.02-8(c)	193-square-foot wall identification sign C
V-63-02	§25.7.02-8(c)	78.33-square-foot ground identification sign B
V-64-02	§25.7.02-8(c)	78.33-square-foot ground identification sign B1
V-65-02	§25.7.02-8(d)	8' ground identification sign B
V-66-02	§25.7.02-8(d)	12' 3½" ground identification sign B1

The site is located on the northwest corner of East 96th Street and Gray Road. The site is zoned B-3/Business.

Filed by E. Davis Coots of Coots Henke & Wheeler for Carmax Auto Superstores, Inc.

18-38j. **St. Vincent's Carmel Hospital (V-67-02; V-68-02; V-69-02; V-70-02; V-71-02; V-72-02; V-73-02; V-74-02; V-75-02; V-76-02; V-77-02; V-78-02; V-79-02; V-80-02; V-81-02; V-82-02; V-83-02; V-84-02; V-85-02; V-86-02; V-87-02)**

Petitioner seeks approval of the following Developmental Standards Variances:

V-67-02	§25.7.01-2	39-square-foot "EMERGENCY" TDS (20-1)
V-68-02	§25.7.01-2	11.07-square-foot "Ambulance Exit Only" TDS (20-4)
V-69-02	§25.7.01-2	11.07-square-foot "Ambulance Entrance" TDS (20-5)
V-70-02	§25.7.01-2	14.5-square-foot "Main Entrance" TDS (25-1)
V-71-02	§25.7.01-2	10.94-square-foot "Emergency" TDS (25-2)
V-72-02	§25.7.01-2	forty-one (41) 4-square-foot section TDS (30-#)
V-73-02	§25.7.01-2	ten (10) 17.25-square-foot director TDS (32-a)
V-74-02	§25.7.01-2	ten (10) 5' 2" director TDS (32-a)
V-75-02	§25.7.01-2	ten (10) 14.06-square-foot director TDS (32-b)
V-76-02	§25.7.01-2	ten (10) 4'6" director TDS (32-b)
V-77-02	§25.7.01-2	five (5) 4.75-square-foot bldg entrance id # TDS (22-#)
V-78-02	§25.7.02-5(b)(i)	eight (8) institutional signs
V-79-02	§25.7.02-5(c)(i)	70.06-square-foot institutional sign (10-1)
V-80-02	§25.7.02-5(c)(i)	70.06-square-foot institutional sign (11-1)
V-81-02	§25.7.02-5(c)(i)	77.7-square-foot institutional sign (12-1)
V-82-02	§25.7.02-5(c)(i)	77.7-square-foot institutional sign (12-2)
V-83-02	§25.7.02-5(c)(i)	144-square-foot institutional sign (20-2)
V-84-02	§25.7.02-5(d)	5' 4" institutional sign (10-1)
V-85-02	§25.7.02-5(d)	5' 4" institutional sign (11-1)
V-86-02	§25.7.02-5(d)	8' 9" institutional sign (12-1)
V-87-02	§25.7.02-5(d)	8' 9" institutional sign (12-2)

The site is located at 13500 North Meridian Street. The site is zoned B-6/Business within the US 31/Meridian Street Overlay Zone.

Filed by Becky R. Feigh of BSA Design for St Vincent Hospital & Health Care Center, Inc.

39j. **Meridian @ 465 - Medical Office Building (V-88-02)**

Petitioner seeks approval of a Development Standards Variance of *Section 14.4.1: Maximum Height* in order to construct an addition.

The site is located at 300 West 103rd Street. The site is zoned B-1/Business; B-3/Business; and B-6/Business.

Filed by Richard J. Kelly of EMH&T for Kite Construction.

40j. **St. Elizabeth Ann Seton Parish (SUA-91-02)**

Petitioner seeks approval of a Special Use Amendment under *Section 5.2* in order to establish a rectory.

The site is located at 10655 Haverstick Road. The site is zoned S-1/Residence - Low Density.

Filed by Charles D. Frankenberger of Nelson & Frankenberger for St. Elizabeth Ann Seton Parish.

41j. ***Tabled to the July 22, 2002, meeting of the Board.***

Burton Accessory Building (V-92-02)

Petitioner seeks approval of a Developmental Standards Variance of *Section 25.1.##* in order to construct a 19' 10" accessory building.

The site is located at 3227 East 136th Street. The site is zoned R-1/Residence.

Filed by J. Scott Burton.

42-45j. ***Tabled pending Plan Commission approval of ADLS.***

Meridian Mark III, Lot 1 (V-93-02; V-94-02; V-95-02; V-96-02)

Petitioner seeks approval of the following Developmental Standards Variances:

V-93-02 §25.7.01-4(l) Spring Hill Suites off-premise

V-94-02 §25.7.02-11(c) 28-square-foot Multi-tenant Building Complex Directory Sign

V-95-02 §25.7.02-11(d) eight-foot (8') Multi-tenant Building Complex Directory Sign

V-96-02 §25.7.02-11(e) <10' minimum setback

The site is located at 11895 North Meridian Street. The site is zoned B-6/Business within the US 31/Meridian Street Corridor Overlay Zone.

Filed by Michael W. Wells of REI Investments, Inc.

46-55j. Carmel/Clay Schools - Woodbrook Elementary (V-97-02; V-98-02; V-99-02; V-100-02; V-101-02; V-102-02; V-103-02; V-104-02; V-105-02; V-106-02)

Petitioner seeks approval of the following Developmental Standards Variances:

<i>V-97-02</i>	§25.7.01-2	15.84-square-foot traffic directional sign #1
<i>V-98-02</i>	§25.7.01-2	3' 10" traffic directional sign #1
<i>V-99-02</i>	§25.7.01-2	12.94-square-foot traffic directional sign #3
<i>V-100-02</i>	§25.7.01-2	4' 6" traffic directional sign #3
<i>V-101-02</i>	§25.7.01-2	10.84-square-foot traffic directional sign #5
<i>V-102-02</i>	§25.7.01-2	3.44-square-foot traffic directional sign #6
<i>V-103-02</i>	§25.7.01-2	3.44-square-foot traffic directional sign #7
<i>V-104-02</i>	§25.7.02-5(b)	two (2) Institutional signs (#2 & #5)
<i>V-105-02</i>	§25.7.02-5(d)	5' 7" Institutional sign height
<i>V-106-02</i>	§25.7.02-5(e)	four-foot (4') Institutional sign setback

The site is located at 4311 East 116th Street. The site is zoned S-2/Residence.

Filed by Chris Hinkle of Paul I. Cripe, Inc. for the Carmel/Clay School Corporation.

56-60j. Carmel/Clay Schools - Prairie Trace Elementary (V-107-02; V-108-02; V-109-02; V-110-02; V-111-02)

Petitioner seeks approval of the following Developmental Standards Variances:

<i>V-107-02</i>	§25.7.01-2	15.89-square-foot traffic directional sign #1
<i>V-108-02</i>	§25.7.01-2	4' 10½" traffic directional sign #1
<i>V-109-02</i>	§25.7.01-2	20.19-square-foot traffic directional sign #3
<i>V-110-02</i>	§25.7.01-2	4' 11½" traffic directional sign #3
<i>V-111-02</i>	§25.7.02-5(c)(i)	90-square-foot Institutional sign #2

The site is located at 14200 North River Road. The site is zoned S-1/Residence - Low Density.

Filed by Chris Hinkle of Paul I. Cripe, Inc. for the Carmel/Clay School Corporation.

61-68j. Carmel/Clay Schools - Mohawk Trails Elementary (V-112-02; V-113-02; V-114-02; V-115-02; V-116-02; V-117-02; V-118-02; V-119-02)

Petitioner seeks approval of the following Developmental Standards Variances:

<i>V-112-02</i>	§25.7.01-4(i)	traffic directional sign #1, #3 & #4 in right-of-way
<i>V-113-02</i>	§25.7.01-2	4-square-foot traffic directional sign #1
<i>V-114-02</i>	§25.7.01-2	7' 4" traffic directional sign #1
<i>V-115-02</i>	§25.7.01-2	4-square-foot traffic directional sign #3
<i>V-116-02</i>	§25.7.01-2	7' 4" traffic directional sign #3
<i>V-117-02</i>	§25.7.01-2	4-square-foot traffic directional sign #4
<i>V-118-02</i>	§25.7.01-2	7' 4" traffic directional sign #4
<i>V-119-02</i>	§25.7.02-5(c)(i)	41.67-square-foot Institutional sign #2

The site is located at 4242 East 126th Street. The site is zoned R-1/Residence.

Filed by Chris Hinkle of Paul I. Cripe, Inc. for the Carmel/Clay School Corporation.

69-72j. Carmel/Clay Schools - College Wood Elementary (V-120-02; V-121-02; V-122-02; V-123-02)

Petitioner seeks approval of the following Developmental Standards Variances:

<i>V-120-02</i>	§25.7.01-2	8-square-foot traffic directional sign #1
<i>V-121-02</i>	§25.7.01-2	4' 6" traffic directional sign #1
<i>V-122-02</i>	§25.7.02-5(b)	two (2) Institutional signs (#2 & #3)
<i>V-123-02</i>	§25.7.02-5(c)(i)	55.5-square-foot Institutional sign #2

The site is located at 400 South Guilford Road. The site is zoned R-1/Residence.

Filed by Chris Hinkle of Paul I. Cripe, Inc. for the Carmel/Clay School Corporation.

73-79j. Carmel/Clay Schools - Smoky Row Elementary (V-124-02; V-125-02; V-126-02; V-127-02; V-128-02; V-129-02; V-130-02)

Petitioner seeks approval of the following Developmental Standards Variances:

<i>V-124-02</i>	§25.7.01-2	17.17-square-foot traffic directional sign #1
<i>V-125-02</i>	§25.7.01-2	3' 6" traffic directional sign #1
<i>V-126-02</i>	§25.7.01-2	14.14-square-foot traffic directional sign #2
<i>V-127-02</i>	§25.7.01-2	4' 1½" traffic directional sign #2
<i>V-128-02</i>	§25.7.01-2	4.07-square-foot traffic directional sign #3
<i>V-129-02</i>	§25.7.01-2	4.07-square-foot traffic directional sign #4
<i>V-130-02</i>	§25.7.02-5(c)(i)	16.81-square-foot traffic directional sign #5

The site is located at 4242 East 126th Street. The site is zoned R-1/Residence.

Filed by Chris Hinkle of Paul I. Cripe, Inc. for the Carmel/Clay School Corporation.

80-86j. Old National Bank (V-133-02; V-134-02; V-135-02; V-136-02; V-137-02; V-138-02; V-139-02)

Petitioner seeks approval of the following Developmental Standards Variances:

<i>V-133-02</i>	§14.4.2(2)	setback from South Range Line Road
<i>V-134-02</i>	§14.4.2(2)	setback from proposed right-of-way of East 116 th Street
<i>V-135-02</i>	§26.4.5	zero-foot (0') landscape bufferyard along South Range Line Road
<i>V-136-02</i>	§26.4.5	zero-foot (0') landscape bufferyard along East 116 th Street
<i>V-137-02</i>	§25.7.02-8(c)	76.5-square-foot wall identification sign
<i>V-138-02</i>	§25.7.02-8(e)	three-foot (3') ground sign setback from South Range Line Road; two-foot (2') ground sign setback from proposed right-of-way of East 116 th Street
<i>V-139-02</i>		lighting in excess of 0.3 footcandle at South Range Line Road right-of-way and proposed right-of-way of East 116 th Street

The site is located on the southeast corner of City Center Drive and South Range Line Road. The site is zoned B-7/Business.

Filed by Charles D. Frankenberger of Nelson & Frankenberger for Old National Bank.

K. Old Business.

1k. WTF - Sprint Spectrum (A-97-01)

Appellant (an Interested Party) wishes to appeal the decision of the Director regarding the collocation of a WTF antenna on an existing private radio tower.

The site is located at 1388 Queen's Way. The site is zoned S-1/Residence – Very Low Density.

Filed by J. Taggart Birge of Bose McKinney & Evans for Richard Deer.

L. New Business.

1L. Board to consider amendments to the Board of Zoning Appeals Rules of Procedure.

M. Adjourn.